

The background image shows a large, modern brick building with a dark roof, identified as Suite 6A at Wentworth Lodge. The building has large windows and is surrounded by greenery and a paved area. The sky is overcast with grey clouds.

# SUITE 6A WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

**bf.**

[brasierfreeth.com](http://brasierfreeth.com)

*Modern Self-Contained Office Suite - To Let - 865 Sq.ft*

# WENTWORTH LODGE WELWYN GARDEN CITY

AL8 7SR

## KEY DETAILS

- Self-contained
- Air conditioning
- 6 parking spaces
- Attractive landscaped site
- Excellent road communications

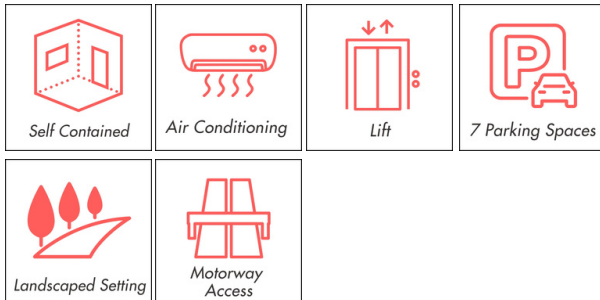
## DESCRIPTION

Wentworth Lodge is a low rise purpose built office building set in extensive landscaped grounds with excellent parking. It enjoys a particularly pleasant aspect, overlooking Welwyn Garden City Golf Club to the rear.

The available suite is situated on the first floor and is arranged in a principally open plan fashion, with the exception of a meeting/board room.

The suite presents particularly well having recently been re-carpeted and redecorated throughout.

## AMENITIES



Modern Self-Contained Office

**TO LET**



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Modern Self-Contained Office

TO LET

## ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Suite 6A	865	80.36

*This floor area is approximate and has been calculated on a net internal basis.*




The adjacent suite (6b) is also available, extending to 1,100 Sq.ft thus enabling a tenant to take a total of 1,965 Sq.ft with additional parking and exclusive use of the WC's and kitchen.

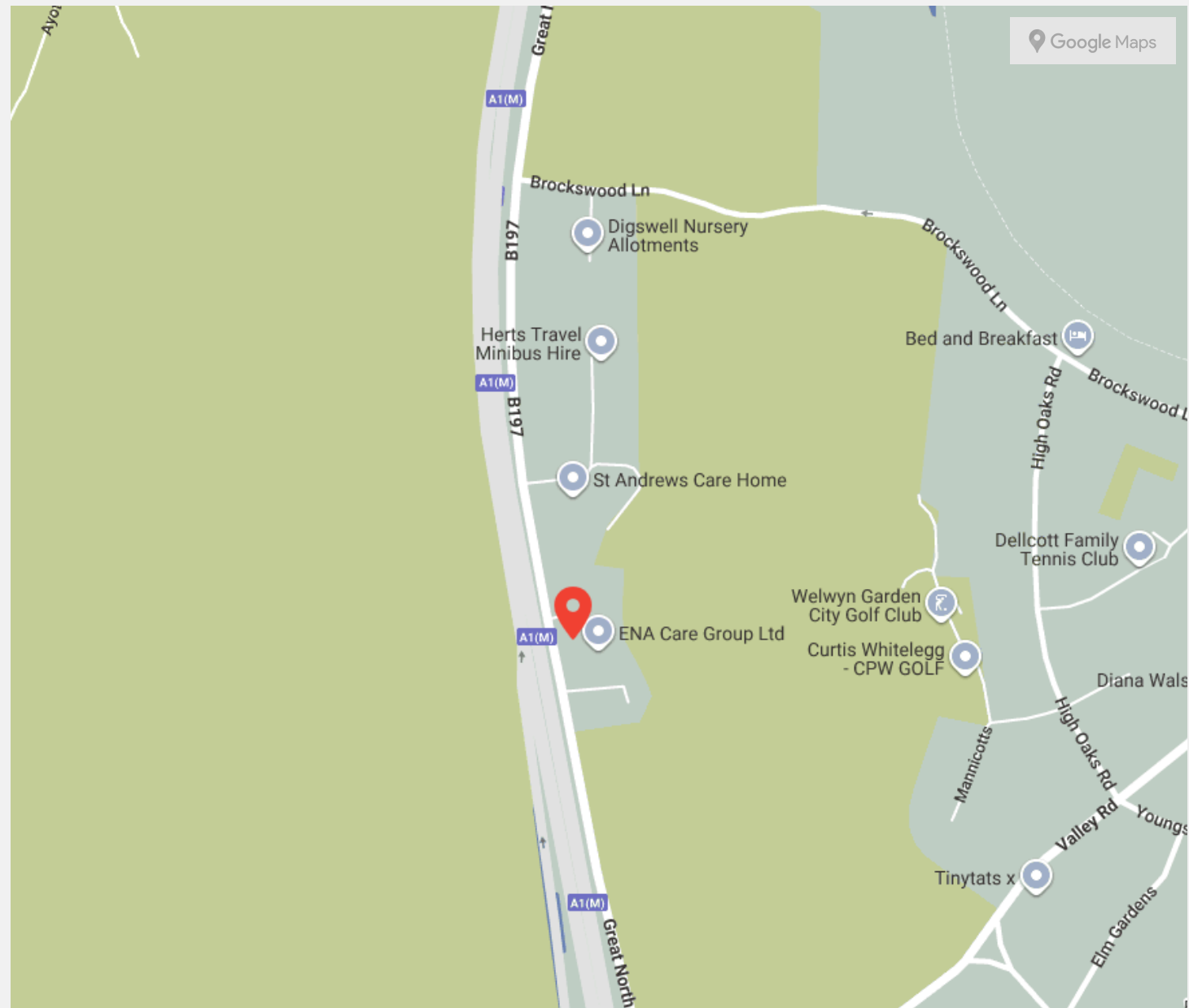
## LOCATION

Situated on the fringe of Welwyn Garden City town centre, Wentworth Lodge is superbly located for road communications. It fronts the Great North Road, which runs parallel with the A1 (M), access to which is at Junction 4, less than half a mile away.

Welwyn Garden City town centre is within a few minutes drive and offers a wide range of shopping, eating and leisure facilities, together with frequent rail links to Central London, with a fastest journey time of 29 minutes.

## TRANSPORT

-  A1 (M) (Junction 4) - 0.5 miles
-  Welwyn Garden City town centre - 1.5 miles
-  Welwyn Garden City Station - 1.5 miles



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## TENURE

The suite is offered on a new lease for a terms by negotiation.

## RENT

£17,500 per annum exclusive.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £23,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Welwyn Hatfield Borough Council - 01707 357000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

The property has an EPC rating of B 38. Details available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

# CONTACT

GET IN TOUCH

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